

MISSION-GARIN AREA SPECIAL DESIGN (SD-5) DISTRICT

Purpose

The purpose of the Mission-Garin Area Special Design District (SD-5) is to ensure the orderly development of the Mission-Garin area (see Attachment C-1), consistent with the policies and strategies contained in the General Plan and the provisions of the Hillside Design Guidelines. This District establishes the total dwelling unit potential (see table, Attachment C-2) for the area within the District and sets forth development standards and design guidelines that apply to future development within this District. The zoning designation of properties within the District are shown in Attachment C-3.

Dwelling Unit Allocation

Development for any parcel or combination of parcels will be consistent with the dwelling unit allocation set forth in the table in Attachment C-2. Adjustments to the dwelling unit allocations for specific properties may be considered by the City Council based on presentation of more detailed data, findings of site-specific environmental analyses, and/or as a result of the application of the development standards outlined below during the review of individual development projects. In no case will the total number of dwelling units exceed the maximum shown for the entire District. For any parcels not specifically identified in the attached table, the number of dwelling units to be allocated will be determined by the City Council in a manner consistent with that used for properties included in the table and supported by adequate environmental analysis.

Development Standards and Design Guidelines

Clustering of residential development is encouraged, with development located so as to avoid geologic hazards, minimize grading and preserve significant natural site features, such as rock outcroppings, mature trees, natural drainage courses and scenic views. Preferred hillside development includes clustering of dwelling units, whether single-family or multi-family, separated by inter-connected natural open space or greenbelt corridors.

New development will adhere to the following development standards and design guidelines. To the extent that the following provisions conflict with the Hillside Design and Urban/Wildland Interface Guidelines, the following standards shall prevail. As required by the established review process, proposed development projects will be referred to the Planning Commission and, as appropriate, the City Council, for review and action.

1. In order to promote the preservation of natural features while achieving the development potential established for this District, Planned Development applications may be required.
2. Development is not permitted within areas where natural slopes are generally greater than 25 percent.

3. Grading will be consistent with the Hillside Design Guidelines. For developments on slopes greater than 15 percent, at least 50 percent of the dwelling units will feature a stepped design.
4. The slope of streets will not exceed 12 percent unless necessary to minimize significant grading.
5. Pedestrian movement will be encouraged through the provision of pathways on at least one side of the street. On longer streets, pedestrian links between streets will be provided at a minimum of 750-foot intervals.
6. New construction, including new roadways, will be set back at least 100 feet from the top of any creek bank.
7. Exposed drainage systems will be constructed of materials that blend with the natural environment (e.g., grassy swales or river rock).
8. Development plans will feature the preservation of the greatest possible number of native trees, consistent with provisions of the Tree Preservation Ordinance.
9. Structures will be of high quality design, compatible with the natural surroundings and will feature darker earth-tone colors.
10. Lower portions of homes will be screened through the plantings of native trees and shrubs.
11. Preservation of views toward the bay in the hillsides will be incorporated into the design and layout of developments.
12. Detached single-family residential development projects will include at least 15% one-story units.
13. Architectural plans should utilize stepped or transitional front elevations, with the entries and windows visible from the street. The plans should feature alternating roof lines and forms, and incorporate decorative siding materials, entry doors and windows.
14. Densities shall be developed to no less than the midpoint of the assigned density range.
15. Computer visual simulations are required as part of application submittals for any new development. Vantage points are to be approved by staff.